



Green Homes North Design Review Committee

SUMMARY FROM ROUND 3

The Design Review Committee included the CPED Housing Director, CPED Planning and Zoning, an architect and a North Minneapolis neighborhood resident.

The committee considered:

Is the design **green**?

Is the design **innovative**?

Will the design result in a **quality** home that will blend into and enhance the existing neighborhood?

COMMENTS AND RECOMMENDATIONS

- A full, in-depth site plan review was not performed. Efforts were made to identify and address specific and obvious zoning issues, based on the preliminary plans. There may be additional zoning issues that were not identified through this round of reviews. Approval through the Green Homes North Process does not guarantee final Zoning approvals for any plans.
- All site improvements, including buildings, porches, window wells and impervious surfaces should be included on the site plans.
- If there will be a basement, include a floor plan for the basement.
- Remember that window requirements are per floor, per elevation.
- Windows are calculated using rough opening- be sure to include that information on a window schedule included with your plans.
- A garage is required for all new dwellings. Provide plans for them. Keep the maximum 12' height at the midpoint of the roof in mind. To go over 12', you will need to match the siding and roof pitch on the house, and submit the standard administrative review application, plans and fees.
- Be sure that all Green Communities Criteria standards will be met.

In pursuit of the Green Communities Criteria 35 optional points, most GHN developers will be meeting criteria 8.4 Project Data Collection and Monitoring System which requires the developer to collect and monitor project performance data on energy, water, and, if possible, healthy living environments for a minimum of five years. Minnesota Green Communities suggests that the best way for us to monitor project performance is to use www.wegowise.com. CPED staff will look into creating one GHN project portfolio with wegowise.